

WILKINSON

SALES • LETTINGS • MANAGEMENT

£450,000

Barton Road, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached House
- Character Home
- Refitted Kitchen/Dining Room
- Lounge with Log Burner
- Sitting Room/Study
- Utility & Downstairs WC
- Three Double Bedrooms
- Four Piece Bathroom Suite
- SOUTHERLY FACING Rear Garden with Summer House
- Off Road Parking
- Gas Central Heating
- Located In The Heart Of Tewkesbury Town

Wilkinson SLM are delighted to present to the market this truly unique and rare opportunity to own a charming piece of Tewkesbury's rich history. Situated in the heart of the town, this characterful three-bedroom semi-detached home seamlessly blends period features with modern convenience, and benefits from OFF ROAD PARKING and a private SOUTHERLY FACING REAR GARDEN. Stepping through the grand front door, you're welcomed into a bright and airy hallway complete with a handy storage unit. To the right, a versatile reception room offers extensive shelving, two alcove cupboards, a beautiful bay window and a gas fireplace – ideal as a snug, office or additional sitting room. Further down the hall, a spacious lounge awaits, featuring a stunning exposed brick chimney breast with log burner – the perfect spot for cosy evenings. Beyond the lounge, a practical utility room provides space and plumbing for both a washing machine and tumble dryer as well as a convenient downstairs WC. There is also a well-equipped and modern, refitted kitchen/dining room. Boasting an array of base and wall units, integrated appliances including a dishwasher and fridge freezer and a built-in electric oven with gas hob, this space is perfect for family living and entertaining. French doors open directly onto the private rear garden, creating a seamless flow between indoor and outdoor living. There is also a door leading to the side of the home for additional space. Upstairs, the generous landing leads to three double bedrooms and a stylish four-piece family bathroom suite. Bedroom one includes built-in wardrobes, while bedroom two comes with a freestanding triple wardrobe. All bedrooms retain their original fireplaces, adding further character and charm. Externally, the southerly facing rear garden provides a peaceful retreat with a patio area under a pergola and the remainder laid to lawn with mature plants and shrubs. A convenient side gate provides access to the front of the home. Completing the rear garden is a summer house. The house also benefits from gas central heating, off road parking and a cellar, all within walking distance of Tewkesbury's historic town centre and local amenities. This charming and spacious home offers a rare chance to enjoy character, comfort, and convenience in one of Tewkesbury's most desirable locations. Viewing is highly recommended – don't miss out!

Kitchen/Dining Room 15' 1" x 10' 10" (4.60m x 3.30m)

Lounge 14' 5" x 16' 5" (4.39m x 5.00m)

Sitting Room/Study 11' 10" x 12' 4" (3.61m x 3.76m) *maximum measurements*

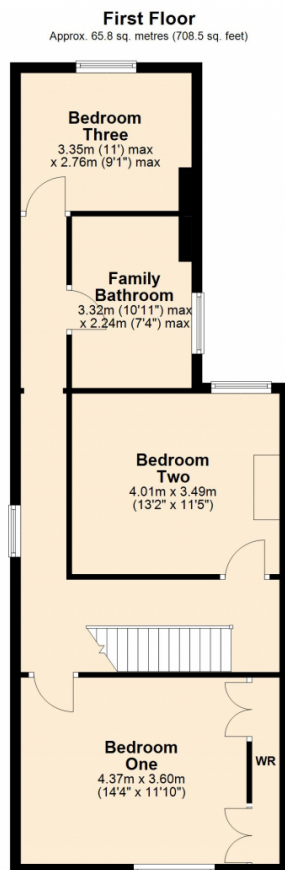
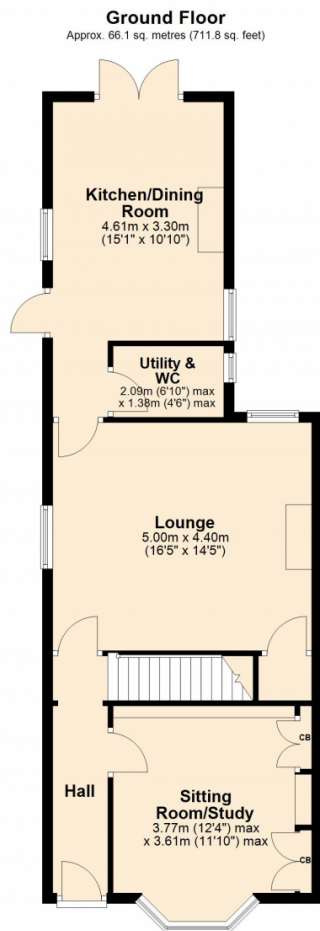
Utility & Downstairs WC 4' 6" x 6' 10" (1.37m x 2.08m) *maximum measurements*

Bedroom One 11' 10" x 14' 4" (3.61m x 4.37m)

Bedroom Two 11' 5" x 13' 2" (3.48m x 4.01m)

Bedroom Three 9' 1" x 11' 0" (2.77m x 3.35m) *maximum measurements*

Bathroom 10' 11" x 7' 4" (3.33m x 2.24m) *maximum measurements*



Total area: approx. 132.0 sq. metres (1420.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 36 Barton Road, GL20

